

Lake County Stormwater Management Commission

Watershed Development Permits in Lake County



Scott Griffith, PE, CFM
Regulatory Engineer Supervisor

Agenda

About Lake County

Lake County SMC Regulatory Program

When is a Permit Required? (Types of Development)

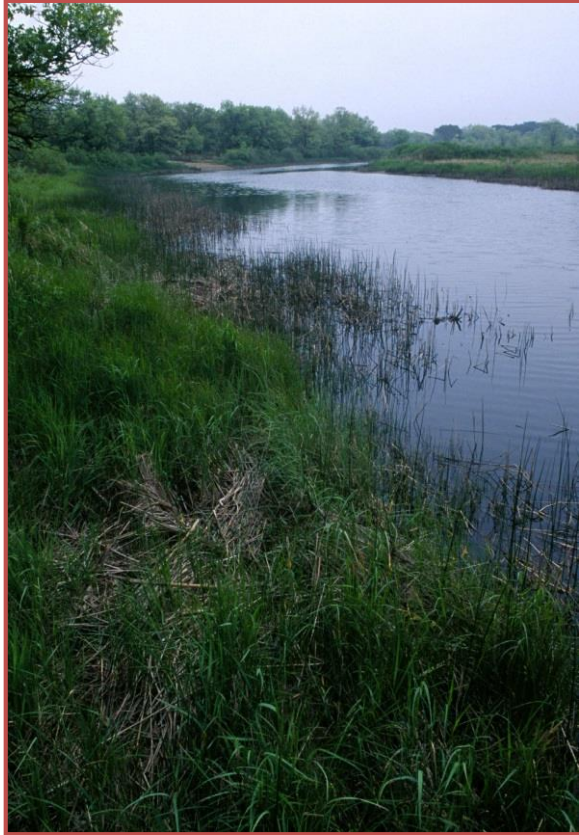
Who Issues the Permit

Other Regulatory Services

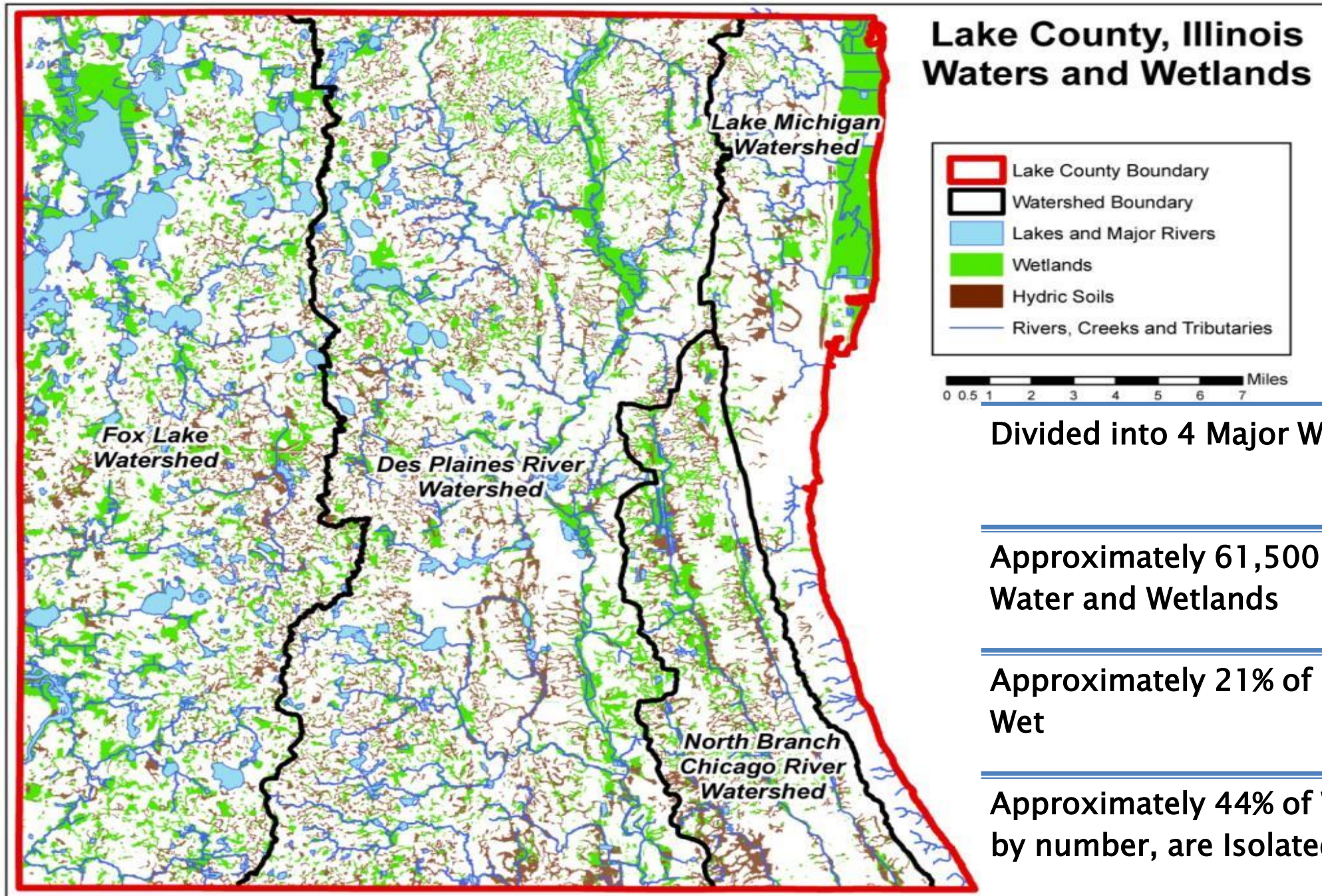


STORMWATER MANAGEMENT COMMISSION

170 Lakes and 400 Miles of Streams and Rivers



STORMWATER MANAGEMENT COMMISSION



Divided into 4 Major Watersheds

Approximately 61,500 Acres of
Water and Wetlands

Approximately 21% of County is
Wet

Approximately 44% of Wetlands,
by number, are Isolated

Lake County SMC's Regulatory Program

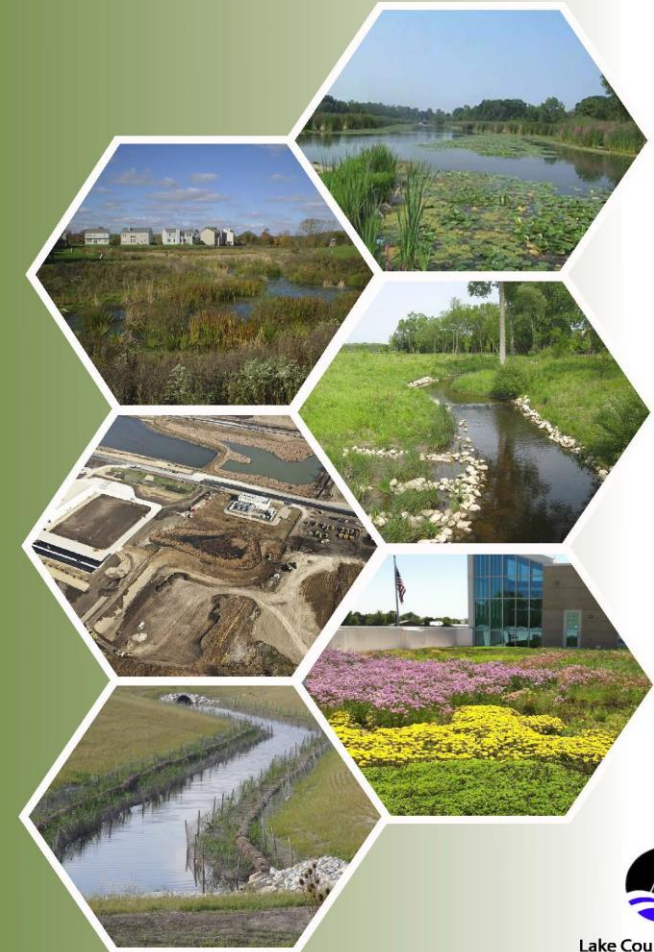
What it Does: Establishes consistent, uniform, minimum county-wide requirements for new development.

Input from: Governmental agencies
Municipalities
Environmental
Property owners and developers

How its done: **Public forum**

Watershed Development Ordinance

Effective October 13, 2015



Lake County Stormwater
Management Commission

When is a Watershed Development Permit Required?

Regulated Development

Hydrologically
disturbs 5,000
square feet or
more

Work within
special flood
hazard area or
floodplain

Drainage
modification
with 20 acres or
more of
tributary area

Creates a
wetland impact

Public Road
Development

Located in a
Depressional
Storage Area



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Development Classification

Minor Developments:

- Regulated activities with no floodplain impacts requiring compensatory storage, no wetland impacts requiring mitigation, and no detention required.

Public Road Developments:

- Regulated activities in the right-of-way by the respective roadway jurisdiction. Also includes individual trail systems and linear railroad projects.

Major Developments:

- All other regulated development. Streambank Stabilization to Big Box Development to Residential Development

Exempted/Excluded Development:

- No development is exempt from the applicable floodplain, floodway, wetland, and sediment control provisions of the WDO. Other provisions may be exempt. Wetlands may be excluded.



Who Issues the Watershed Development Permit?

Certified Community:

A Community which has petitioned the SMC and has been found by the SMC to be capable of enforcing an ordinance that is consistent with or at least as stringent as the Lake County Watershed Development Ordinance

Fully-Certified includes isolated-wetland provisions

Standard-Certified does not include isolated-wetlands (SMC performs isolated-wetland reviews and approvals)

SMC

Public road development

Forest preserve development

Public development in the floodplain

Non Certified Community development



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Certified and Non Certified Communities

Certified Communities

Community	IWLC	Community	IWLC
Antioch	X	Lake Forest	
Bannockburn		Lake Villa	
Barrington		Lake Zurich	
Barrington Hills		Libertyville	
Beach Park	X	Lindenhurst	X
Buffalo Grove		Long Grove	X
County of Lake	X	Mettawa	
Deerfield		Mundelein	
Deer Park		N. Barrington	X
Fox Lake		North Chicago	
Port Barrington		Old Mill Creek	X
Grayslake		Riverwoods	X
Green Oaks	X	Round Lake	X
Gurnee		Round Lake Beach	
Hainesville	X	Round Lake Heights	
Hawthorn Woods	X	Round Lake Park	X
Highland Park		Third Lake	
Island Lake	X	Vernon Hills	
Kildeer	X	Volo	X
Lake Barrington	X	Wauconda	
Lake Bluff		Waukegan	

Non Certified Communities

Community
Forest Preserve
Fox River Grove
Highwood
Indian Creek
Lakemoor
Lincolnshire
Park City
Public Roads
Tower Lakes
Wadsworth
Wheeling
Winthrop Harbor
Zion
Multi-Jurisdictional



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Delegation of Stormwater Authority



Other SMC Regulatory Services

Wetland Services Include:	Letter of No Impact
	Preliminary Jurisdictional Determination
Base Flood Elevation Determination:	Non-Riverine Flood-prone Area – Tributary Area is Greater than 20 acres
	Riverine Flood-prone Area– Tributary Area Greater than 100 Acres
Soil Erosion and Sediment Control Review and Inspection	Provide SE/SC review, approval and inspection services on behalf of the U.S Army Corps of Engineer





Questions?

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